



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
POST OFFICE BOX 514917  
LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO  
TREASURER AND TAX COLLECTOR

TELEPHONE  
(213) 974-2101

TELECOPIER  
(213) 626-1812

November 4, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY  
SUPERVISORIAL DISTRICT 5- AGREEMENT 2306  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by one public agency pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

**PURPOSE OF RECOMMENDED ACTION**

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the agreement indicates the legal description and selling price of the parcel.

Upon approval, the enclosed agreement and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Honorable Board of Supervisors  
November 4, 2003  
Page 2

### **Implementation of Strategic Plan Goals**

Approval of this agreement is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

### **JUSTIFICATION**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The property described in this letter will be acquired by one public agency. The City of Santa Clarita will utilize the property to accommodate the widening of existing Sierra Hwy and facilitate the completion of Golden Valley Road.

### **FISCAL IMPACT / FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Funds are budgeted in services and supplies for the Tax Collector's Office for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/ LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agency's purchase is attached. This attachment indicates the affected Supervisorial District and the use for which the property is being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreements is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

The Honorable Board of Supervisors  
November 4, 2003  
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

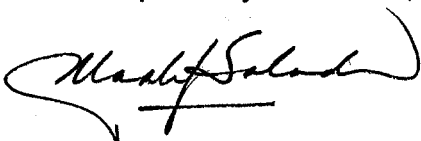
Not applicable.

**CONCLUSION**

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" property which will be purchased through the Chapter 8 agreement.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" property which will be purchased through the Chapter 8 agreement.

Respectfully submitted,



MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:AC  
Bdltr.agreement.11/4/03

**Attachments**

c:     Assessor  
       Chief Administrative Officer  
       County Counsel  
       Auditor-Controller  
       Internal Services Department

ATTACHMENT "A"

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
325 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY  
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL  
SENIOR DEPUTY

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

178

NOV 24 1970

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

*J. J. Morrell*  
LEONARD J. MORRELL  
EXECUTIVE SECRETARY

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

  
HAROLD S. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**FIFTH SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2306**

**AGENCY**

City of Santa Clarita  
Public Agency (2 copies)

Selling price of this parcel  
shall be \$ 18,309.00

Public Agency  
intends to utilize  
this property  
to accommodate  
the widening of  
existing Sierra  
Highway and  
Facilitate the  
Completion of the  
Golden Valley Road

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 <sup>TH</sup>	CITY OF SANTA CLARITA	2842-033-015	\$18,309.00

**AGREEMENT NUMBER 2306**

**CITY OF SANTA CLARITA**

**FIFTH SUPERVISORIAL DISTRICT**

City of  
Santa Clarita

23920 Valencia Blvd.  
Suite 300  
Santa Clarita  
California 91355-2196  
Website: www.santa-clarita.com

Phone  
(661) 259-2489  
Fax  
(661) 259-8125



July 11, 2002

FAX: (213) 680-3648

Ms. Martha Duran  
Assistant Operations Chief  
County of Los Angeles  
Treasurer & Tax Collector  
Tax Defaulted Land Unit  
225 N. Hill Street, Suite 130  
Los Angeles, CA 90012

Subject: Purchase of Tax Default Properties  
Sierra Highway Road Widening

Dear Ms. Duran:

The City of Santa Clarita wishes to purchase several tax default properties in order to accommodate the widening of an existing road in our City, Sierra Highway at the intersection of Golden Valley Road. The Assessor Parcel Numbers of the properties we wish to purchase are 2842-033-014, 2842-033-015, 2842-033-016, and 2842-033-021.

Agree # 2237

#2237

2306

Per our telephone conversation earlier today, it is my understanding that the City can purchase these properties through the Chapter Eight process. I am sending this letter to request the necessary paperwork and instructions to begin this process.

As Golden Valley Road is a significant link of the City's Cross-Valley Connector project and a top priority of our City Council, the City would appreciate any assistance you can provide in expediting the sale of these properties.

If you have any questions, please call me at (661) 255-4984.

Sincerely,

*Kerry Breyer*

Kerry Breyer, P.E.  
Associate Engineer

KB:tw

eng-subd\kb\48892-01\County1.doc

cc: Robert Newman, Director of Transportation & Engineering Services  
Curtis L. Nay, Supervising Engineer  
Zephyr Partners LLC, Robert J. Cristiano  
Zephyr Partners LLC, Henry J. Heeber, III





**CITY OF SANTA CLARITA**

**AGENDA TITLES  
(Due Wednesday Noon)**

**AGENDA DATE:** September 24, 2002

**CONSENT CALENDAR**

**AGENDA TITLE: TRACT 48892 – SIERRA HIGHWAY ROAD WIDENING: AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY**

**DESCRIPTION OF ITEM:**

On November 8, 2000, the City Council approved Resolution No. 00-151 (Master Case No. 97-143) and Conditions of Approval for Tract 48892, which conditions the developer to widen northbound Sierra Highway to accommodate a right-turn pocket onto Golden Valley Road. A total of 11 properties are affected by this road widening. Four of these properties are subject to the power of sale by the Los Angeles County Tax Collector for the nonpayment of taxes. Pursuant to the provisions of Chapter 8 of the Los Angeles County Revenue and Taxation Code, governing agencies may enjoy priority to purchase tax-defaulted properties for public use purposes prior to, or while, the properties are publicly auctioned by the County. As the developer does not have this privilege, the City desires to purchase the four properties in order for the road widening to proceed.

**RECOMMENDED ACTION:**

City Council approve the Agreement to Purchase Los Angeles County Tax-Defaulted Property subject to City Attorney approval; appropriate funds in the amount of \$2,921.00 from the Eastside Bridge & Thoroughfare Account No. 302-6193 for property purchases and additional fees necessary to facilitate the transfer of title; and authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

**DEPARTMENT HEAD SIGNATURE:** Informational Copy

Submitted by: Curtis Nay

KB:tw

council\48892\PurchaseProperty.doc

**CITY OF SANTA CLARITA  
AGENDA REPORT**

CONSENT CALENDAR

City Manager Approval: \_\_\_\_\_

Item to be presented by: Curtis Nay

DATE: September 24, 2002

SUBJECT: TRACT 48892 – SIERRA HIGHWAY ROAD WIDENING: AGREEMENT  
TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED  
PROPERTIES

DEPARTMENT: Transportation & Engineering Services

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**RECOMMENDED ACTION**

City Council approve the Agreement to Purchase Los Angeles County Tax-Defaulted Property subject to City Attorney approval; appropriate funds in the amount of \$2,921.00 from the Eastside Bridge & Thoroughfare Account No. 302-6193 for property purchases and additional fees necessary to facilitate the transfer of title; and authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

**BACKGROUND**

On November 8, 2000, the City Council approved Resolution No. 00-151 (Master Case No. 97-143) and Conditions of Approval for Tract 48892, which conditions the developer to widen northbound Sierra Highway to accommodate a right-turn pocket onto Golden Valley Road. A total of 11 properties are affected by this road widening. Four of these properties (Assessor Parcel Nos. 2842-033-014, 2842-033-015, 2842-033-016, and 2842-033-021) are subject to the power of sale by the Los Angeles County Tax Collector for the nonpayment of taxes.

Pursuant to the provisions of Chapter 8 of the Los Angeles County Revenue and Taxation Code, governing agencies may enjoy priority to purchase tax-defaulted properties for public use purposes prior to, or while, the properties are publicly auctioned by the County. As the developer does not have this privilege, the City desires to purchase the four properties in order for the road widening to proceed. The developer continues his efforts to obtain road/slope easements over the other seven parcels.

In order to acquire these four properties through the Chapter 8 process, the City must sign the Agreement to Purchase Los Angeles County Tax-Defaulted Property (Exhibit A), pay the purchase price listed for each parcel in the Agreement (totaling \$2,921.00 for the four properties), and pay any fees necessary to facilitate the transfer of title (estimated to be approximately \$1,000.00).

**AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY**  
September 24, 2002 – Page 2

**ALTERNATIVE ACTION**

Other action as determined by the City Council.

**FISCAL IMPACT**

The current balance of the Eastside Bridge & Thoroughfare account is approximately \$xxxxxxxxxxx. Should the City Council approve the Agreement to purchase these four properties, the Eastside Bridge & Thoroughfare District will retain a remaining balance of \$xxxxxxxxxxx. This amount is sufficient for the anticipated future needs identified for funding via the Eastside Bridge & Thoroughfare District.

**ATTACHMENTS**

Exhibit A – Agreement to Purchase Los Angeles County Tax-Defaulted Property  
Exhibit B – Location Map of Tax-Defaulted Properties



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P.O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-0102



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

**Application to Purchase Tax Defaulted Property Subject to Power to Sell**

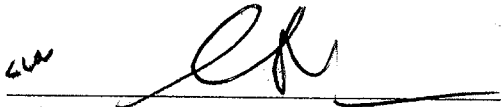
Name of Organization: City of Santa Clarita  
(name of the city, county, district, redevelopment agency or state)

Application to Purchase:   X   Objection to a Current Pending Chapter 7 Sale  
(check one)        Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property To accommodate the widening of existing Sierra Hwy.  
and facilitate the completion of Golden Valley Road.

List the Propertie(s) by Assessor's Parcel Number:

**2842-033-015**

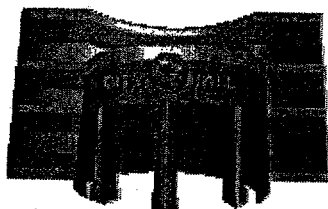
Authorized Signature: 

Robert Newman

Title: Director of Transportation & Engineering

Date: October 5, 2002

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## **CITY OF SANTA CLARITA**

### **City Hall**

## **Mission Statement**

### **Philosophy**

As City employees, we are proud to say that **WE ARE THE CITY OF SANTA CLARITA**. We take pride in ourselves, our organization and our community. Our mission is to deliver the best and most cost - efficient municipal service to the citizens of Santa Clarita.

#### **We value excellence**

We provide high quality and timely services.  
We encourage education.  
We have a strong commitment to the community, the organization and individual professions.  
We conduct ourselves professionally.  
We believe that prudent management of our resources demonstrates our respect for the citizens whose monies support this organization.

#### **We value a humanistic approach**

Our actions recognize human feelings and the importance of the individual.

We believe in participate management.

We encourage employees to enjoy their time at the work site.

We encourage ideas that improve the mental and physical health of the employees.

#### **We value a futuristic approach**

We want decisions that will endure the test of time.  
We want a city that future generations will love.

#### **We value our enthused workforce**

We encourage actions which keep employees motivated and competent.  
We respect loyalty to the City.

#### **We value ethics**

We believe the soundest basis for judging the rightness of an action is a test of its morality and its effects on human rights.

#### **We value an open and non-bureaucratic government**

We keep the public informed of what we do.  
We share ideas, information and feelings with employees.  
We are helpful, courteous and cooperative with the public.

#### **We value our City Council**

We are united in our efforts to support, respect and encourage individual talents and contributions.

We recognize the importance of the process which elected the Council.

We recognize the importance and difficulty of the Council's job.

We are fully prepared for Council meetings.

### **We value creativity**

We have a bias for action.

We believe in taking reasonable risks.

We accept innovative people who have their share of mistakes.

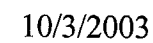
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Last update: August 15, 2001

Email questions or comments to:  
[webmaster@santa-clarita.com](mailto:webmaster@santa-clarita.com)

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**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF SANTA CLARITA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 3/24.00



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF SANTA CLARITA

ATTEST:

Charles Z. Jansen

CITY CLERK

(seal)

7/28/03

ATTEST:

DATE

By

[Signature]

Board of Supervisors  
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By

N/A  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, STATE CONTROLLER

By

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2306**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>
CITY OF SANTA CLARITA	1988	2842-033-015	\$ 18,309.00

**LEGAL DESCRIPTION**

\*LOT COM W 132 FT FROM NE COR OF SEC 31 T 4N R 15W TH S 132 FT TH W TO A LINE PARALLEL WITH AND DIST NE AT R/A 230 FT FROM A LINE WHICH BEARS S 19° 56'06" E FROM A PT IN N LINE OF SD SEC W THEREON 480.4 FT FROM SD NE COR TH NW ON SD PARALLEL LINE TO SD N LINE TH E THEREON TO BEG POR OF N 1/2 OF NE 1/4 OF SEC 31 T 4N R 15W

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF SANTA CLARITA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.


The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 3/24.00.

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF SANTA CLARITA

ATTEST:

Sharon A. Dawson  
CITY CLERK

7/28/03  
(seal)

DATE

ATTEST:

By

[Signature]

Board of Supervisors  
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

N/A  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, STATE CONTROLLER

By

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2306**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>
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